



**BUILDING, ZONING, & REVITALIZATION COMMITTEE**  
**MEETING MINUTES**  
**July 18<sup>th</sup>, 2018**  
**7:30 p.m.**

**Call to Order:** Chairperson K. Farrell called the meeting to order.

**Attendance:**

- **Committee members present:** Chairperson K. Farrell, Councilor D. Ballard, Councilor J. Lugar and Councilor A. MacHaffie.
- **Committee member absent:** Vice President R. Bunker, Councilor C. Soltysiak, and Councilor M. Golden,
- **Others present:** Borough Manager G. Locke, Solicitor P. Hitchens, and Finance Director R. Ware.

**Public Comment:** Randy Garbin, 99 Runnymede Avenue, appeared before the committee to find more information out about loan program for residents who cannot pay to have their curb and sidewalks replaced.

Councilor K. Farrell noted that this came in context discussions during the discussion of loan programs for the sewer lateral repair and replacement. As the Borough discusses with different municipalities, it is the Borough's intent to find different ways to help residents find funding whether it be through banking institutions or other private institutions. Borough Manager G. Locke noted that the Administration found out that PennVest does offer a program for private sewer lateral repair. Finance Ddirector R. Ware noted that the Borough's lending bank, Republic, offered to give the Borough a credit line, which would allow the Borough to be the lender which could include sidewalk / curb repairs, however would not supply individual credit lines without their current process being taken. Borough Manager G. Locke noted that the PennVest program is still currently for sewer laterals only. The Borough Administration is still looking into all options.

Mr. Garbin noted that there is one municipality, near Williamsport, who offers a sidewalk financing program. Solicitor P. Hitchens noted that if Mr. Garbin sends him the municipalities' information he will research how their ordinance is written. Councilor J. Lugar noted that it was Lock Haven. Solicitor P. Hitchens will review.

**Reports**

- **Jenkintown Planning Commission Report** – No written report. Chairperson K. Farrell noted that the minutes from the previous month and the agenda from last night are in the packet. Borough Manager G. Locke noted that the Planning Commission discussed the 2035 Comprehensive Plan adoption, 610 Summit Avenue project, and they have been working hard to update the Significant Building list.
- **Building Department** – The monthly reports were placed with the monthly meeting materials. Borough Manager G. Locke noted that the Borough has been very busy in the building department as the Borough has issued approximately 235 building permits and 50 zoning permits.

## Presentations

- **Concrete Sidewalk/Curb Program** – Borough Manager G. Locke gave a short presentation detailing the progress, facts and program details of the ten year paving project as the Borough is five years into the program.

## New Business

- **Proposed Taco Bell Project – Discussion:** Chairperson K. Farrell noted that on Friday July 13th the Borough received a letter from the Applicants Attorney noting that the Application before the Zoning Hearing Board pertaining to 459/471 York Road (Taco Bell) has been withdrawn without prejudice by the Applicant. The project is not moving forward at this time.
- **Current Development and Potential Projects** – Chairperson K. Farrell highlighted that the Borough currently has four potential development projects within the Borough. First, The Summit House 2018 LLC, 606/610 Summit Avenue, has their ZHB decision under appeal at Court of Common Pleas, Conditional Use Hearing completed and decision has been rendered and the appeal period expired on July 18th (today). Pre-application meeting was held with Conservation District and Borough. Applicant has stated they will be submitting the demolition permit asap. Applicant to submit SALDO application and expected to make their first appearance before the JB Planning Commission on Tuesday, August 21st. Next, Greenwood Terrace, 141/169 Greenwood Avenue, has not submitted a zoning application. Additionally, 610 York Road Conditional use application expected to be received this week regarding the potential Medical Marijuana grower / processor. The Borough anticipates scheduling this Conditional Use Hearing in August. Finally, 93 York Road, has appeared before and presented at 3 Committee meetings. ZHB Application has been submitted and reviewed. Applicant responding to review comments and will be re-submitting shortly. Applicant still looking to go before the ZHB in August.
- **2035 Comprehensive Plan** – Chairperson K. Farrell highlighted that the Borough Comprehensive Plan has entered the Final Adoption Phase. Consideration of Final Adoption of 2035 Comprehensive Plan, Public Hearing to be held Wednesday, July 25<sup>th</sup> at 7:30.
- **Planning Commission – Tuesday, August 21<sup>st</sup>** – Chairperson K. Farrell noted that at this time and if the Roizman/Summit House SALDO application is received prior to Tuesday, August 7th, there will be the first Public Presentation of the Summit House Apartments before the Planning Commission.
- **Resolution #2018-24: 2017 Montgomery County Hazard Mitigation Plan Update** – Chairperson K. Farrell noted that this Resolution brought forth by the Police Department. Resolution pertaining to the Borough's approved hazard mitigation plan. It is the recommendation of the Police Department that the Borough adopt the Montgomery County 2017 Hazard Mitigation Plan as the official hazard mitigation plan of the Borough.

## Ongoing Business

- **2018 Road Paving Project – Update** – Chairperson K. Farrell stated that General Asphalt was issued notice of intent to award. Review period discuss during A&F. Concrete code compliance, project involved 91 properties, 78 have made repairs or have pulled permits to perform repairs, 5 have communicated that they will comply and are seeking estimates which leaves us with 8 have not completed repairs or pulled permits with 30 to 45 days prior to paving. This year coordination with residents and contractors has gone extremely well.

- **2017 Montco 2040 Implementation Grant** – Chairperson K. Farrell stated that the meeting is being arranged with Jim Glanzmann to sign easement to move forward bidding project for Southern gateway project.
- **Greenwood and West Avenues Concrete Compliance Update** – Chairperson K. Farrell noted that one property remains to be addressed on West Avenue. That property has two (2) sidewalk blocks to repair. These two portions of roadways were not paved and compliance was much more time consuming to gain compliance. It took two years to gain total compliance on these roadways.
- **Handicap curb cut ramps installed on York Road** – Chairperson K. Farrell noted a second letter has been drafted and sent to PennDOT requesting the ramp removals and restoration be expedited due to safety concerns. PennDOT has stated the work is expected to take place within two months. The Borough Engineer is requesting a more definitive timeframe for removal and replacement.
- **RFI - Borough Property Development Proposals** – Chairperson K. Farrell highlighted the Borough entered into a contract with the Redevelopment Authority to manage the possible sale of Borough property. Proposals have been delivered to RDA. A meeting is being arranged with the RDA and members of the RFI sub-committee. No other updates at this time. This evening at a Special Council meeting the Borough is looking to authorize a property/building feasibility and assessment study of real property for the purpose of the potential relocation of Borough hall. Study not to exceed \$25,000.
- **Verizon Utility Pole Removal – Update** – A written report was provided with the monthly meeting materials. The Public Works Foreman has been working with Verizon who is making slow progress. Measures are being taken by the Public Works Department to temporarily restore the areas of disturbance left by PECO/Verizon that are a threat to life safety. Borough Manager G. Locke noted that Verizon is looking to install towers down at 610 York Road. The Borough intends to inform them of the work that needs to take place.
- **Cedar Street / Moretti Park** – Discussed during the Administration & Finance Committee meeting.

**Adjournment:** On motion of Chairperson K. Farrell, seconded by Councilor D. Ballard, the motion adjourning the meeting passed unanimously.